



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

**FEIN, SUCH, KAHN & SHEPARD, P.C.**

Counsellors at Law

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Parsippany, New Jersey 07054

(973) 538-9300

Attorneys for Movant

Community Lending Services, LLC

f/k/a Bayview Loan Servicing, LLC

JILL A. MANZO, ESQ.

YIB044

Order Filed on November 16, 2020

by Clerk

U.S. Bankruptcy Court

District of New Jersey

In Re:

MICHAEL F RUPPE

Debtor(s).

Case No.: 20-10544 JKS

Adv. No.:

Chapter: 11

Hearing Date:

Judge: Hon. John K. Sherwood

**ORDER VACATING THE AUTOMATIC STAY AS TO REAL PROPERTY**

The relief set forth on the following pages, numbered two (2) through three (3) is hereby **ORDERED**.

**DATED: November 16,  
2020**

A handwritten signature of John K. Sherwood in black ink, written over a horizontal line.

Honorable John K. Sherwood  
United States Bankruptcy Court

Upon the motion of **FEIN, SUCH, KAHN & SHEPARD, P.C. attorneys for**

**the Movant**, Community Lending Services, LLC f/k/a Bayview Loan Servicing, LLC, under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain real property as hereinafter set forth, and for cause shown,

**ORDERED** that the automatic stay of Bankruptcy Code Section 362(a) is hereby vacated to permit the Movant to institute or resume and prosecute to conclusion one or more action(s) in the Court(s) of appropriate jurisdiction to foreclose mortgage(s) held by the Movant upon the following:

☒ Real property more fully described as:

82-84 PEQUANNOCK ST, DOVER, NJ 07801.

☐ Personal property more fully described as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

In re:  
Michael F Ruppe  
Debtor(s)

Case No. 20-10544-JKS  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0312-2  
Date Rcvd: Nov 17, 2020

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 19, 2020:

Recip ID	Recipient Name and Address
db	#+ Michael F Ruppe, 75 Musiker Ave., Randolph, NJ 07869-4602
aty	+ Scura, Wigfield, Heyer, Stevens & Cammarota, LLP, 1599 Hamburg Turnpike, PO Box 2031, Wayne, NJ 07470, 9 07474-2031

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 19, 2020

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 17, 2020 at the address(es) listed below:

Name	Email Address
Alex Ryan Hess	on behalf of Creditor Pierce Building Assoc LP ahess@arhlawgroup.com
David L. Stevens	on behalf of Debtor Michael F Ruppe dstevens@scura.com ecfbkfilings@scuramealey.com;lhague@scura.com;mduran@scura.com;vmajano@scura.com;rshah@scura.com;martinezcr93878@notify.bestcase.com
David L. Stevens	on behalf of Accountant Kotulak & Company P.C. dstevens@scura.com, ecfbkfilings@scuramealey.com;lhague@scura.com;mduran@scura.com;vmajano@scura.com;rshah@scura.com;martinezcr93878@notify.bestcase.com

District/off: 0312-2

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Form ID: pdf903

Total Noticed: 2

Denise E. Carlon  
on behalf of Creditor SPECIALIZED LOAN SERVICING LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com

Elizabeth L. Wassall  
on behalf of Creditor Wells Fargo Bank N.A. ewassall@logs.com, njbankruptcynotifications@logs.com

Fran B. Steele  
on behalf of U.S. Trustee U.S. Trustee Fran.B.Steele@usdoj.gov

Jill Manzo  
on behalf of Creditor BAYVIEW LOAN SERVICING LLC bankruptcy@fskslaw.com

Jill Manzo  
on behalf of Creditor Community Lending Services LLC f/k/a Bayview Loan Servicing, LLC bankruptcy@fskslaw.com

Laura M. Egerman  
on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper bkyecf@rasflaw.com  
bkyecf@rasflaw.com;legerman@rasnj.com

Rebecca K. McDowell  
on behalf of Creditor Customers Bank rmcowell@slgcollect.com

Robert Davidow  
on behalf of Creditor WELLS FARGO BANK N.A. nj.bkecf@fedphe.com

Robert Davidow  
on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION nj.bkecf@fedphe.com

Roman B. Hirniak  
on behalf of Interested Party Kevin Lewthwaite rbh@kmhmlawfirm.com

Roman B. Hirniak  
on behalf of Interested Party Borough of Wharton Zoning and Housing Department rbh@kmhmlawfirm.com

Roman B. Hirniak  
on behalf of Creditor Borough of Wharton rbh@kmhmlawfirm.com

Roman B. Hirniak  
on behalf of Interested Party Pedro Moreno rbh@kmhmlawfirm.com

U.S. Trustee  
USTPRegion03.NE.ECF@usdoj.gov

William M. E. Powers, III  
on behalf of Creditor Wells Fargo Bank N.A. ecf@powerskirn.com

William M.E. Powers  
on behalf of Creditor Wells Fargo Bank N.A. ecf@powerskirn.com

William M.E. Powers  
on behalf of Creditor Towd Point Mortgage Trust 2015-6 by U.S. Bank National Association as Indenture Trustee  
ecf@powerskirn.com

William M.E. Powers, III  
on behalf of Creditor Towd Point Mortgage Trust 2015-6 by U.S. Bank National Association as Indenture Trustee  
ecf@powerskirn.com

William M.E. Powers, III  
on behalf of Creditor Wells Fargo Bank N.A. ecf@powerskirn.com

TOTAL: 22